REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Hon'ble Inquiry Commissioner, Mr. Sanjaya Kumar Singh, RERA, Bihar.

RERA/CC/257/2026

Prabhu Narayan .... Complainant

Versus

M/s Abhi Homes Pvt. Ltd. .... Respondent

Project: **AMBA TOWER**
Present: For Complainant: Mrs. Kriti Suman, Advocate
For Respondent: Mr. Satyam Raja, Advocate

15.09.2026 **PROCEEDING**

1. Hearing taken up. Learned counsel Mrs. Kriti Suman appears on behalf of the complainant. Mr. Satyam Raja, junior to Mr. Mohit Raj, appears on behalf of the respondent.

2. Learned counsel for the complainant submits that the complainant booked Flat Nos. 402 and 403 in Block-A on the Fourth Floor in the project 'Amba Tower' way back in 2017 for a total amount of Rs.15,00,000/- each, thus totalling a sum of Rs.30,00,000/- out of which the complainant paid Rs.26,89,000/- to the respondent. She also submits that despite payment of approximately 90% of the total consideration amount for both the flats against which an agreement for sale was executed on 25.05.2018, the flats have not yet been handed over to the complainant even after a lapse of over eight years. She, therefore, requests for a direction to the respondent to hand over the possession of the said booked flats to the complainant.

3. Learned counsel for the complainant further submits that as per her information, there are three blocks in all in the said project out of which two blocks are approximately complete and the third block in which the complainant is a party has not been completed as yet.

4. Learned counsel for the respondent is directed to file a counter reply to the above facts, as submitted during the hearing by the learned counsel for the complainant, and also furnish an updated status of the project along with the details – whether the said project is in the mode of construction or has the registration period expired. In case registration has expired – whether an application for extension of the said project has been filed or not?

5. Learned counsel appearing for the respondent requests some time for the same and also requests for a copy of the complaint petition to be handed over to him.

6. Learned counsel for the complainant is directed to hand over either a hard copy or a soft copy of the complaint petition to the learned counsel for the respondent.

7. Learned counsel for the respondent is directed to file a detailed counter reply along with relevant documents in his favour.

Put up for hearing on 13.10.2026.

Sd/-

(Sanjaya Kumar Singh)
Inquiry Commissioner
RERA, Bihar